



Mapleton-Fall Creek Development Corporation

130 East 30th Street • Indianapolis, Indiana 46205 • 317/923-5514

January 15, 2010

Request for Qualifications

Attn: Licensed, Bonded and Insured Contractors

Mapleton-Fall Creek Development Corporation (MFCDC) requests qualifications from **residential general contractors specializing in single-family (1-4 unit) rehabilitation and/or new home construction**. This request is related to the Housing and Economic Recovery Act of 2008 (HERA) Neighborhood Stabilization Program (NSP) administered by the U.S. Department of Housing and Urban Development (HUD). MFCDC will include applicants in a vendor pool to complete the construction of 20-25 housing units in 2010-11. Additional requests for information or RFPs will be sent to vendors on this list. **Applications are due by noon, Wednesday, February 24, 2010.**

A majority of MFCDC's upcoming work will include major renovations of houses for the purpose of re-selling. We anticipate average construction costs to range from \$25,000-\$150,000 per unit. MFCDC contracts with Construction Managers (CM) to prepare the scope of work and manage the bid process. The CM will send bid packets to those included in the vendor pool. There is no guarantee that inclusion in the vendor pool means every contractor will have opportunities to bid. The owner reserves the right to request bids from those contractors best qualified for specific projects.

It is important to MFCDC that we exceed the City's goals of minority participation in this contract. We invite all applicants to prepare a plan for how you will provide economic opportunities to Minority/Women/Veteran-Owned Business in your activities. We also require contractors to produce high quality rehabs that meet local, state and federal standards. As a reference, our building specs will emphasize the following:

- Green HOME Specifications (<http://mfcdc.org/Documents/CityGREENGuidelines.pdf>)
- EPA Energy Star for Homes Requirements and/or LEED Home Standards
- Lead Based Paint Certifications (HUD and EPA)

In addition, the following characteristics will be used to select bid groups:

- Client references
- Financial resources to handle multiple rehabs at a time
- Warranties of service

(Continued)

- Minority/Women/Veteran-Owned Business Certifications and/or plans to include participation in your contracts
- HUD Section 3 Qualifications (Economic Opportunities for Low- and Very-Low Income Persons)
- *Experience with Davis Bacon (possibility)*

Finally, different RFPs will be sent to sub-groups within the Vendor Pool. If you're interested in receiving bids for specific work (ie. Mechanical or Construction Management), please check the corresponding box. Doing so will not eliminate you from competing for General Contractor projects.

Firms that have submitted applications within the six months are automatically included in the Vendor Pool. In some instances, firms may want to update certain information in their application. Please contact me if you have any questions.

Sincerely,

Nate Lichti
Assistant Director

130 East 30th St., Indy 46205
317/923-5514
nate@mfcddc.org

Attachment: Contractor Application



Contractor Application

Mapleton-Fall Creek Development Corporation
130 E 30th Street, Indianapolis, IN 46205
Phone: 317-923-5514 Fax: 317-923-2139

TO BE CONSIDERED FOR WORK, MFCDC REQUESTS THE FOLLOWING INFORMATION:

Company: _____

Contact Person: _____

Phone: _____

Cell: _____

Fax: _____

Email: _____

Address:

Type of Work: Check all that apply to your firm to be included in the bidding process for specific services.

General Contractors

- New Home Construction
- Residential Renovation
- Mechanical, Electrical and Plumbing
- Construction Management Services

Demolition

- Excavation
- Demolition
- Deconstruction

Other Services

- Security
- Locksmiths
- Landscaping
- Mowing
- Tree Service Providers
- Other _____

Certifications (check all that apply):

Minority-Owned Business:

- City
- State

Women-Owned Business:

- City
- State

Veteran-Owned Business:

- City
- State

Lead Safe Work Practices:

- HUD
- EPA

Weatherization:

- Ivy Tech or AC/C Tech
- BPI
- INCAA

Other: _____

Client References

Name:	Phone:
Name:	Phone:
Name:	Phone:

Please attach a copy of:

- **Contractor's License(s)**
- **Certificate of Insurance**
- **W-9**
- **Proof of each certification (if applicable)**